

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:
FROM:	WSCC - Highways Authority
DATE:	13 May 2019
LOCATION:	4 Broadmark Lane, Littlehampton, BN16 2NE
SUBJECT:	R/34/19/PL Change of use of currently vacant former A1 (Shops) ground floor premises to a mixed A3/A5 (Restaurants & Cafe & Hot Food Takeaway) use, incorporating the erection of a single storey rear extension, replacement shopfront & associated plant & extraction equipment.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	N/A

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals which include up to 5 residential units or extensions to single units accessed from roads that do not form part of the Strategic Road Network (SRN). As such the comments provided by Planning Services should be considered to be advice only, with respect to this planning application.

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

This proposal is for change of use of existing A1 use shop to A3/A5 cafe/restaurant/hot food takeaway use. The site is located on both Ash Lane, a B-classified road and Broadmark Lane, a C-classified road, both of which are subject to a speed limit of 30mph.

No alterations to the existing access to the rear of the site are proposed. This application proposes a rear extension to the site which will increase the floor area of the proposed shop to provide a kitchen area. Given that no vehicular access currently exists to the site for customers/visitors to the existing shop, this proposal is not anticipated to result in a material intensification of vehicle movements to or from the site.

A parking layout plan has not been provided by the applicant. WSCC mapping indicates that currently at least two vehicles can park to the rear of the site, although it is unclear whether these spaces serve the retail use or residential use above. The proposed extension will affect the existing parking arrangements. Whilst this is not anticipated to result in a highway safety concern, the LPA may wish to consider the potential impact of overspill parking on on-street parking in the vicinity. Nearby roads benefit from junction protection preventing vehicles from parking in locations that would cause a highway safety concern. The site is sustainably located within walking distance of a variety of other local shops and services and bus stops providing access to Worthing, Littlehampton and further afield.

Conclusion

The LHA does not consider that this proposal would have 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

Nicola Fry
West Sussex County Council – Planning Services